



FREDERICK

PLANNING

October 3, 2022

John Rizk
2569 Grangemill Lane
Frederick, MD 21701

Re: 22-823HO, Home Occupation Determination, 2569 Grangemill Lane

Dear Mr. Rizk:

On August 19, 2022, the Planning Division (the "Division") received your request for a home occupation determination at the above noted address (the "Property"). Based on the application, it is your intent to establish a home-based business at this location for an office for your wholesale car dealership.

The Property is currently zoned MU-1 (Mixed Use, 4 units per acre) and is located within the Monocacy Center development. Per Section 829 of the Land Management Code (LMC), home occupations are allowed in all R (Residential zoning districts) except for RO, DB, DBO, and DR, either as a conditional use, with approval by the Zoning Board of Appeals (ZBA), or as a "no-impact" home occupation with a zoning permit approved by the Division.

Because the Property is not in an R district, a home occupation is not permitted.

If you have any further questions, please don't hesitate to contact me at (301) 600-4588 or skelly@cityoffrederickmd.gov.

The purpose of the service provided by the Zoning Administrator regarding determinations/interpretations is to identify the zoning of a particular property, to verify that a use is permitted or permissible in a specific Zoning District and to clarify and interpret the Land Management Code. Any questions regarding specific regulations and requirements for a site or sites' compliance with the Land Management Code not addressed in this letter shall not be the responsibility of the Zoning Administrator. It is the responsibility of the applicant, property owner and/or property purchaser to review the project site plan and the Land Management Code for compliance.

This determination applies solely to the referenced property and is not binding upon the City, the Zoning Administrator or any other official with respect to any other property. No

person may rely upon this determination with respect to any property other than the referenced property. Please be advised that any person aggrieved, or any officer, department or agency of The City of Frederick affected by an order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of the provisions of the Land Management Code may appeal said decision within thirty days to the Zoning Board of Appeals.

Sincerely,



Sherry Kelly, AICP
City Planner

In Concurrence,



Joseph A. Adkins, AICP
Zoning Administrator/Deputy Director for
Planning

cc: Gabrielle Collard, Division Manager of Current Planning



FREDERICK

PLANNING

For Official Use Only	
Case Number:	
Hearing Date:	
Ad Date:	
Application Fee:	\$0.00
Date Paid:	

HOME OCCUPATION DETERMINATION

General Information

The operation of a full-time or part-time home-based business is considered a Home Occupation and is regulated under Section 829 of the Land Management Code (LMC). Home occupations should be consistent with the surrounding residential community and should not impact the quality of life in these areas. In order to ensure minimal impacts, the LMC establishes several general restrictions on home occupations including:

- Visits to the home by clients or customers of the business are not permitted.
- Signage advertising the business is not permitted.
- These regulations do not apply to telecommuting.

Application Process

There are two types of Home Occupations: No Impact Home Occupations and Conditional Use Home Occupations. In order to determine which type of Home Occupation your proposal qualifies as, please complete the following application with as much detail as possible.

The completed application form, supporting plans and other documentation in PDF form ONLY, must be sent to zbadiqital@cityoffrederickmd.gov. Any files that are larger may be sent via a shared link. You will need to remove your email signature image before submitting. If you have any questions, please contact Carreanne Eyer @ ceyer@cityoffrederickmd.gov.

APPLICANT INFORMATION (OWNER'S AFFIDAVIT MUST BE SUBMITTED WITH APPLICATION IF APPLICANT IS NOT THE OWNER)	
Contact Name:	John Rizk
Firm/Company:	Five Star Wholesalers LLC
Address:	2569 Grangemill lane Frederick, MD 21701
Phone:	240-772-7742
email:	Johnarizk@gmail.com
OWNER INFORMATION	
Name:	John Rizk
Firm/Company:	Five Star Wholesalers LLC
Address:	2569 2569 Grangemill lane Frederick, MD 21701
Phone:	240-772-7742
email:	Johnarizk@gmail.com

PROPERTY INFORMATION	
Property Address:	2569 Grangemill lane Frederick, MD 21701
Zoning:	
Structure Type (single family, townhouse, etc):	Townhouse

PROJECT INFORMATION	
Business name:	Five Star Wholesalers LLC

Description of the business:

Wholesale car dealership

Total square footage of the home and the amount of square footage which will be dedicated to use for the business:

2,384 - total

140 sqft - office

Employees occupied at the residence and their address(es):

0

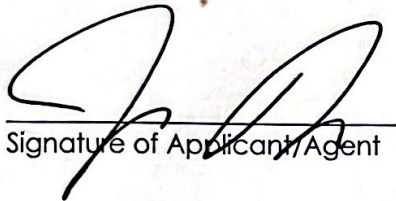
Are deliveries of any type necessary for the operation of the business? If so, please provide information on the types of delivery vehicles that will be needed and the frequency of the deliveries.

None

Will the business require the storage of materials at the residence that are used, sold, distributed, etc? If so, please provide further information on the location of the storage area and the amount of materials stored.

No

I hereby attest that the information provided on and attached to this application is complete and correct.


Signature of Applicant/Agent

8/17/22
Date

Internal Use Only

☐ No Impact Home Occupation

☐ Conditional Use Home Occupation

Staff Signature _____

Date _____